

1/2" IRON REBAR (OLD) NON-MONUMENTED POINT

SEWER MANHOLE

SEWER LINE

WATER METER

ELECTRIC BOX

UTILITY POLE

POWER LINE

TELEPHONE LINE

STREET ADDRESS

SETBACK LINE

GRAVEL AREA

PLAT CABINET / SLIDE

MINIMUM BUILDING

REGISTER'S OFFICE

ASPHALT SURFACE

PUTNAM COUNTY, TN.

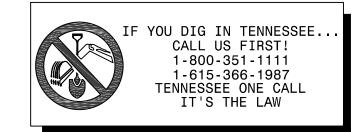
WARRANTY DEED BOOK / PAGE

TELEPHONE BOX

AIR CONDITIONING UNIT

CURVE TABLE

CORVE TIBLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
Cl	558.08'	67.61'	67.56'	N 89° 54′ 25″ E	6°56'27"



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	LINE	BEARING	DISTANCE			
	Ll	N 86° 26′ 12″ E	58.80'			

GENERAL NOTES

LEGEND

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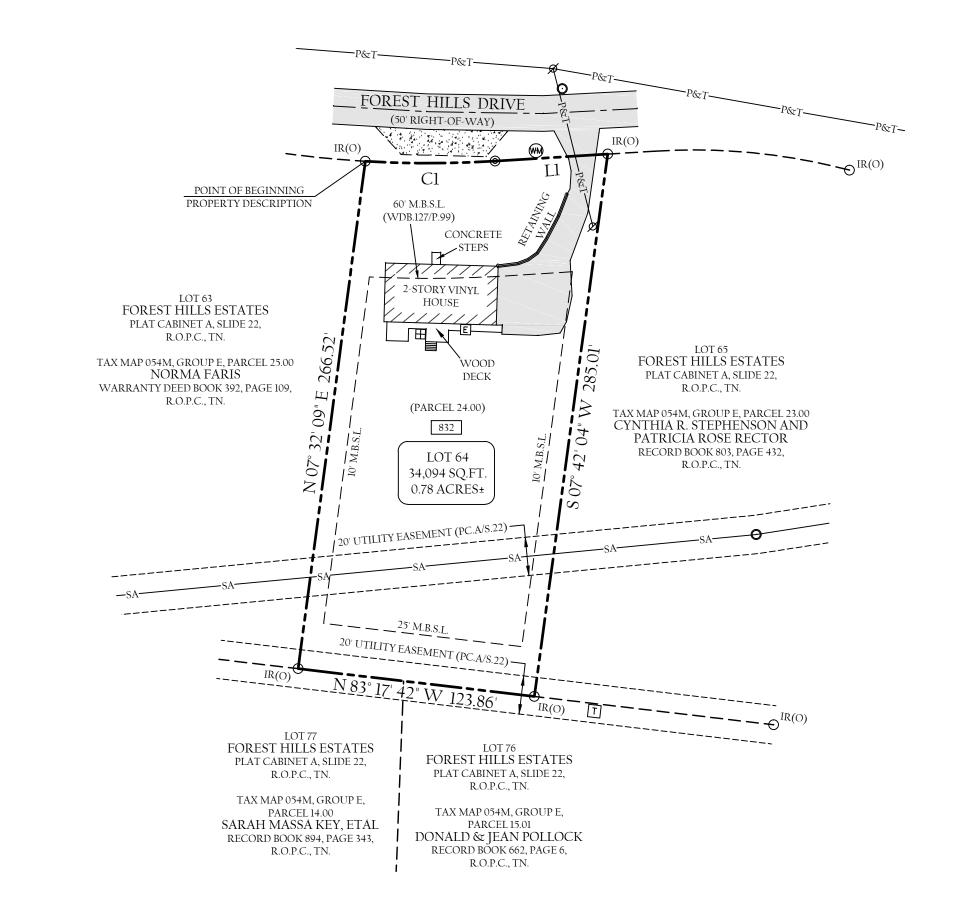
WDB./P.

PC./S.

M.B.S.L.

R.O.P.C., TN.

- 1) THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- 2) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 3) THIS PROPERTY IS CURRENTLY ZONED RS-15 (SINGLE FAMILY RESIDENTIAL). ACCORDING TO THE OFFICIAL ZONING CODE OF THE CITY OF COOKEVILLE, TENNESSEE AS ADOPTED BY ORDINANCE NO. 001-11-15, DATED DECEMBER 20, 2001, LAST REVISED BY ORDINANCE NO. 017-06-12, DATED JULY 20, 2017, LOTS WITHIN THIS ZONE ARE SUBJECT TO THE FOLLOWING YARD REQUIREMENTS: FRONT - 30'; SIDE - 10', PLUS 5' FOR EACH STORY OVER 2 STORIES (RESIDENTIAL); REAR - 25'.
- 4) THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE. DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- 7) ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47141C0120D, DATED 5-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- 8) THE SURVEYED PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS OF RESTRICTIONS FOR FOREST HILLS ESTATES SUBDIVISION, OF RECORD IN WARRANTY DEED BOOK 127, PAGE 99, R.O.P.C., TN.



PARCEL REFERENCE

BEING PARCEL 24.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 054M, GROUP E.

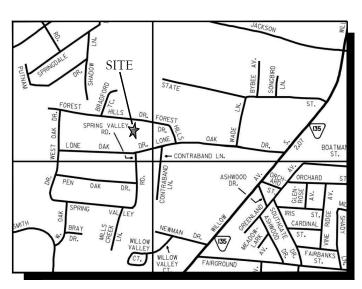
PLAT REFERENCE

BEING LOT 64, FOREST HILLS ESTATES SUBDIVISION, OF RECORD IN PLAT CABINET A, SLIDE 22, R.O.P.C., TN.

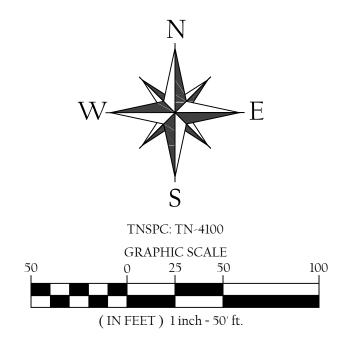
DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO DAVID S. & LORI R. HATCHER, BY WARRANTY DEED OF RECORD IN RECORD BOOK 440, PAGE 261, R.O.P.C., TN.

TOTAL AREA = 34,094 SQ.FT. OR 0.78 ACRES±



VICINITY MAP (NOT TO SCALE)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

CHRISTOPHER J. MABERY R.L.S. #2483 WHITTENBURG LAND SURVEYING, LLC 214 EAST STEVENS STREET COOKEVILLE, TN 38501



DAVID HATCHER PROPERTY

832 FOREST HILLS DRIVE 1st CIVIL DISTRICT, PUTNAM COUNTY COOKEVILLE, TENNESSEE 38501

TAX MAP 054M, GRP. E, PARCEL 24.00 SCALE: 1" = 50' ACREAGE: 0.78± ℛ CJM CHK DATE: 08-18-17 | SHEET 1 of 1 PROJECT NUMBER: 17-345



www.whittenburglandsurveying.com